050.0	0004	0009.0	1 of 1	Industrial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	619,300 / 619,300
					USE VALUE:	619,300 / 619,300
					ASSESSED:	619,300 / 619,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		PRESCOTT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	11 PRESCOTT STREET LLC
Owner 2:	
Owner 3:	
Street 1:	11 PRESCOTT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KENNY WALTER T JR -
Owner 2:	TR OF THE W A T REALTY TR -
Street 1:	11 PRESCOTT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,228 Sq. Ft. of land mainly classified as Comm. Whs. with a Warehouse Building built about 1957, having primarily Conc. Block Exterior and 1967 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	6228.000	69,600	18,200	531,500	619,300
Total Card	0.143	69,600	18,200	531,500	619,300
Total Parcel	0.143	69,600	18,200	531,500	619,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 314.84 | /Parcel: 314.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	35036
GIS Ref	
GIS Ref	
Insp Date	10/19/18

!4216!

PREVIOUS ASSESSMENT

Parcel ID: 050.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	316	FV	69,600	18200	6,228.	522,800	610,600	610,600	Year End Roll	12/18/2019
2019	316	FV	63,500	19000	6,228.	488,000	570,500	570,500	Year End Roll	1/3/2019
2018	316	FV	63,500	19000	6,228.	435,700	518,200	518,200	Year End Roll	12/20/2017
2017	316	FV	63,500	19000	6,228.	383,400	465,900	465,900	Year End Roll	1/3/2017
2016	316	FV	63,500	19000	6,228.	287,600	370,100	370,100	Year End	1/4/2016
2015	316	FV	58,200	19700	6,228.	261,400	339,300	339,300	Year End Roll	12/11/2014
2014	316	FV	58,200	19700	6,228.	261,400	339,300	339,300	Year End Roll	12/16/2013
2013	316	FV	58,200	19700	6,228.	261,400	339,300	339,300		12/13/2012

PRINT

Date	Time
12/10/20	19:16:19

LAST REV

Date	Time
10/09/19	15:14:25
apro	
4216	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENNY WALTER T	70644-47		2/20/2018	Convenience	10	No	No		
	13908-311		2/1/1980		39,000	No	No		A

USER DEFINED

Prior Id # 1:	35036
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/23/1998	674	Alterati	20,000					REMODEL REAR/SIDE

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2019	I & E Return	JO	Jenny O
10/19/2018	MEAS&NOTICE	PH	Patrick H
3/3/2017	I & E Return	EMK	Ellen K
3/22/2016	I & E Return	EMK	Ellen K
3/23/2009	Measured	201	PATRIOT
6/13/2000	Meas/Inspect	263	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	Comm. Whs.		6228		Sq. Ft.	Site		0	30.5	2.80	CA									531,543						531,500	

Total AC/HA: 0.14298 | Total SF/SM: 6228 | Parcel LUC: 316 | Comm. Whs. | Prime NB Desc: COMM AVG | Total: 531,543 | Spl Credit | Total: 531,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wall	5 - Minimul		
Sec Int Wall:	1 - Drywall	35	%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.92268193
Adj $ / SQ:	50.932
Other Features:	8877
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	116073
Depreciation:	46429
Depreciated Total:	69644

COMMENTS

1911 / W.T KENNEY CO.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	2

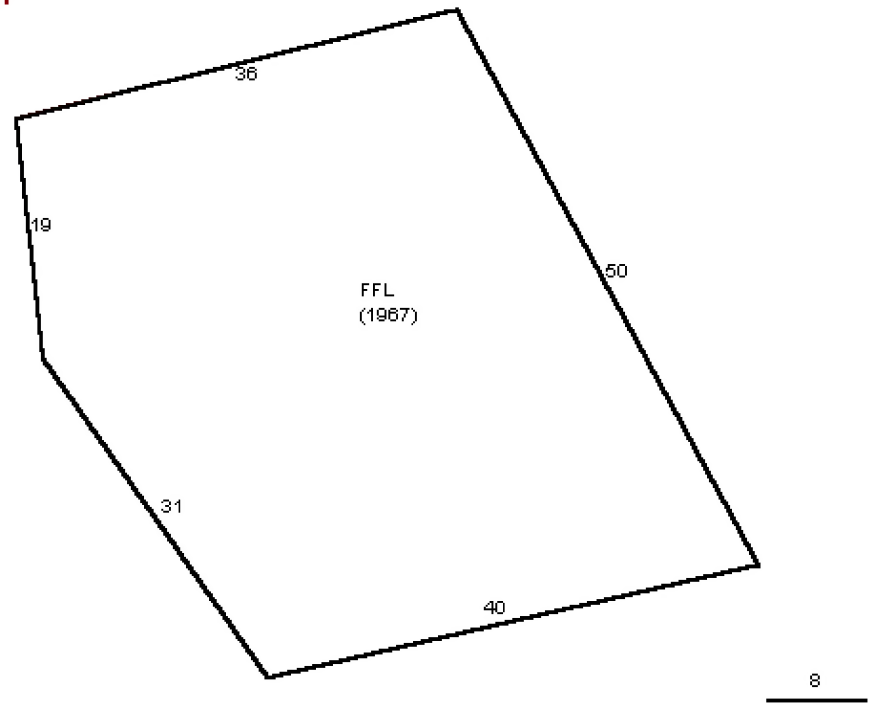
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	50.93
Special Features:	0	Val/Su Net:	35.38
Final Total:	69600	Val/Su SzAd	35.38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,967	54.500	107,196

Net Sketched Area:	1,967	Total:	107,196

Size Ad	1967	Gross Are	1967	FinArea	1967

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	OFC	35	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 050.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	776	G	AV	1980	22.78	T	31.2	316			12,200			12,200
85	Paving	D	Y	1	2500	A	AV	1980	3.50	T	31.2	316			6,000			6,000

More:	N	Total Yard Items:	18,200	Total Special Featues:		Total:	18,200